

Attachment A -  
Setback Variance Application



Rowan County Department of  
Planning & Development  
402 North Main Street  
Salisbury, NC 28144  
Phone (704) 216-8588  
Fax (704) 638-3130  
www.rowancountync.gov

Case # ZBA-01-10  
Date Filed 4-20-10  
Received By \_\_\_\_\_  
Amount Paid \_\_\_\_\_  
Office Use Only

**SETBACK VARIANCE APPLICATION**

**OWNERSHIP INFORMATION:**

Name: Ronald S. Clay  
Signature: [Signature]  
Contact Information: Home 313-922-3961 Cell 313-770-3961  
Address: 5050 Burns St, Detroit, MI 48213

**APPLICANT / AGENT INFORMATION:**

Name: Tony H. Basinger Jr.  
Signature: [Signature]  
Contact Information: 704 202 6475 cell  
Address: 2320 Providence Church Rd  
Salisbury NC 28146

**PROPERTY DETAILS:**

Variance Requested on Property Located at: 145 Westminster Ct. Seel. NC 28146  
Tax Parcel: 406-B 138 Zoning District: RS

**TO THE ROWAN COUNTY ZONING BOARD OF ADJUSTMENT:**

Tony H. Basinger Jr., hereby petition the Board of Adjustment for a  
**VARIANCE** from the setback requirements of the Rowan County Zoning Ordinance because,  
under the interpretation given to me by the Zoning Administrator, I am prohibited from using the  
parcel of land described above in a manner shown by the Plot Plan attached to this form. I  
request a variance from the following provisions of the ordinance (cite Section & Code req.):

## FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment may grant a variance if it concludes that strict enforcement of this ordinance would result in practical difficulties or unnecessary hardships for the applicant. The Zoning Board of Adjustment, in granting, shall ensure that the spirit of this ordinance is maintained, public welfare and safety ensured, and substantial justice done. In the following spaces, indicate the facts and argument you plan to render, in order to convince the Board, to properly determine that their conclusions or findings of fact are applicable.

- 1) The requested variance is the minimum necessary to allow the proposed use of the property:

To build a 2500 square foot house.

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- 2) The reduction of the setback is no more than 50% of the required setback for the lot:

The house will be 36.65 feet from the edge of the right of way and  
is over 52 feet to the edge of the pavement.

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- 3) The resulting setback is no less than five (5) feet along any property line or right-of-way:

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- 4) The deviations are necessitated by the size and shape of the conforming lot:

The lot being a cul-de-sac lot, does not have a large buildable area.  
The paved cul-de-sac is not placed exactly center of the mapped right  
of way.

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- 5) The proposed development will not have significant adverse effects on the surrounding properties or health and safety of the general public:

The foundation exist 52 feet from the edge of the paved road, and is  
cosmetically in line with the neighboring homes in the cul-de-sac.

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I certify that all the information presented by me in this application is accurate to the best of my knowledge information and belief.

Jimmy A. Basinski Jr  
Signature

04/20/10  
Date

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**OFFICIAL USE ONLY**

1. Signature of Coordinator: Becky Boel 2. ZBA Hearing: 5/11/2010  
3. Notifications Mailed: 4/29/10 4. Property Posted: 4/29/10 5. Dates Advertised: 1" 5/1  
5/1/10 2nd 5/8/10 6. ZBA Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ 7. Date Applicant  
Notified: 1/1

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